



CITY OF BEXLEY
BOARD OF ZONING AND PLANNING

AGENDA

DATE: July 25, 2019
TIME: 6:00 P.M.
PLACE: City Council Chambers, Bexley Municipal Building

1. Call to Order
2. Roll Call
3. Approval of Minutes from the June 27th, 2019 BZAP meeting.
4. Public Comment
5. Other Business: Staff to announce: 154 S. Dawson was tabled by the applicant

6. NEW Business:

- a. Application No.: BA-19-59
Applicant: Priestas Brothers Bldrs.
Owner: Kim McBride
Location: 212 S. Remington

BAZP Request: The applicant is seeking a variance from Bexley Code Section 1252.15(c), which limits accessory structures to 35% or less of the building footprint, to allow a 22' x 30' detached garage with a 6' by 22' portion of that structure being a covered patio.

- b. Application No.: BZAP-19-10
Applicant: Brent Foley – Triad Architects
Owner: St. Charles Preparatory School
Location: 2010 E. Broad Street

BZAP Request: The applicant is seeking review and approval of a parking lot expansion and landscaping, on the east side of the St Charles Preparatory School, in accordance with Bexley Code Section 1254.07 (OS) Open Space Zoning District.



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, July 11, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, July 25, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements of the Bexley Zoning Code.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. If the applicant or his representative is not in attendance at such meeting, the Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

- a. Application No.: BA19-59
Applicant: Priestas Brothers Bldrs.
Owner: Kim McBride
Location: 212 S. Remington

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a detached garage with an attached covered patio.

BAZP Request: The applicant is seeking a variance from Bexley Code Section 1252.15(c), which limits accessory structures to 35% or less of the building footprint, to allow a 22' x 30' detached garage with a 6' by 22' portion of that structure being a covered patio.




A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 06-27-2019

*Architectural Review Board Application Major Review (for Additions to Principal and Accessory structures and New Principal Structures that meet the Zoning Code) · should be a BZAP for July

BA-19-59

Applicant

 Kim McBride
 6143706803
 klmcbride136@gmail.com

Location

212 S REMINGTON RD
 Bexley, OH 43209

A.1: Project Information

Brief Project Description

Demolish garage and replace with new 22' x 24' garage with 6' covered porch

Architecture Review	Conditional Use
true	--
Demolition	Planned Unit Dev
true	--
Rezoning	Special Permit
--	--

A.1: Attorney / Agent Information

Agent Name	Agent Address
self	--
Agent Email	Agent Phone
--	--

A.2: Fee Worksheet

Estimated Valuation of Project	Minor Architectural Review
35875	--
Major Architectural Review	Variance Review
true	true
Variance Review Type	Zoning

Others

--

Zoning Review Type**Sign Review and Architectural Review for Commercial Projects**

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Review Type**Appeal of ARB decision to BZAP**

Special Permit, Conditional Uses and All Others

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information**Occupancy Type****Zoning District**

Residential

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Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info**Width (ft)****Depth (ft)**

45.27

142

Total Area (SF)

6428.34

B: Project Worksheet: Primary Structure Info**Existing Footprint (SF)****Proposed Addition (SF)**

1019

0

Removing (SF)**Type of Structure**

0

N/A

Proposed New Primary Structure or Residence (SF)**Total Square Footage**

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B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)**Existing Footprint (SF)****Proposed Addition (SF)**

360

300

New Structure Type

Frame

Proposed New Structure (SF)

660

Total of all garage and accessory structures (SF)

660

Total building lot coverage (% of lot)

26

Ridge Height

14'

Is there a 2nd Floor

No

Total building lot coverage (SF)

1679

Is this replacing an existing garage and/or accessory structure?

Yes

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

132

Existing Private Sidewalk (SF)

450

Total Hardscape (SF)

967

Existing Patio (SF)

385

Proposed Additional Hardscape (SF)

0

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

2646

Total overall lot coverage (% of lot)

41

C.1 Architectural Review Worksheet: Roofing**Roofing**

true

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Single Manufacturer

Certianeed

Structure

Garage Only

New Roof Type

Std. 3-tab Asphalt Shingle

New Roof Style and Color

Colonial slate grey

C.1 Architectural Review Worksheet: Windows**Windows****Structure**

true

Garage Only

Existing Window Type**Existing Window Materials**

Casement

Wood

New Window Manufacturer**New Window Style/Mat./Color**

Jeldwin

Casement White

C.1 Architectural Review Worksheet: Doors**Doors****Structure**

true

Garage Only

Existing Entrance Door Type**Existing Garage Door Type**

Insulated Metal

Insulated Metal

Door Finish**Proposed Door Type**

Painted

Steel

Proposed Door Style**Proposed Door Color**

Raised panel

White

C.1 Architectural Review Worksheet: Exterior Trim**Exterior Trim****Existing Door Trim**

true

Std. Lumber Profile

Proposed New Door Trim**Existing Window Trim**

Wood

Wood

Proposed New Window Trim**Trim Color(s)**

Wood

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes**Exterior Wall Finishes****Existing Finishes**

true

Wood Siding

Existing Finishes Manufacturer, Style, Color**Proposed Finishes**

Wood clapboard white

Vinyl Siding

Proposed Finishes Manufacturer, Style, Color

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

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Applicant has been advised that Landscape Designer/Architect must be present at meeting

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E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

Addition of porch on garage will cause an overage of 36 sq ft for the total amount of 624 sq ft for a detached structure.

1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

Addition of porch will add to value of property by providing a covered area in back yard that does not currently exist.

2. Is the variance substantial? Please describe.

Variance is minimal. It does not exceed total lot coverage and exceeds detached allowance by small amount.

3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

Several neighborhood properties have similar structures and thus this addition would not substantially alter the character of the neighborhood.

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

No.

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

Yes.

6. Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.

No, reduction in size of porch would affect the usability.

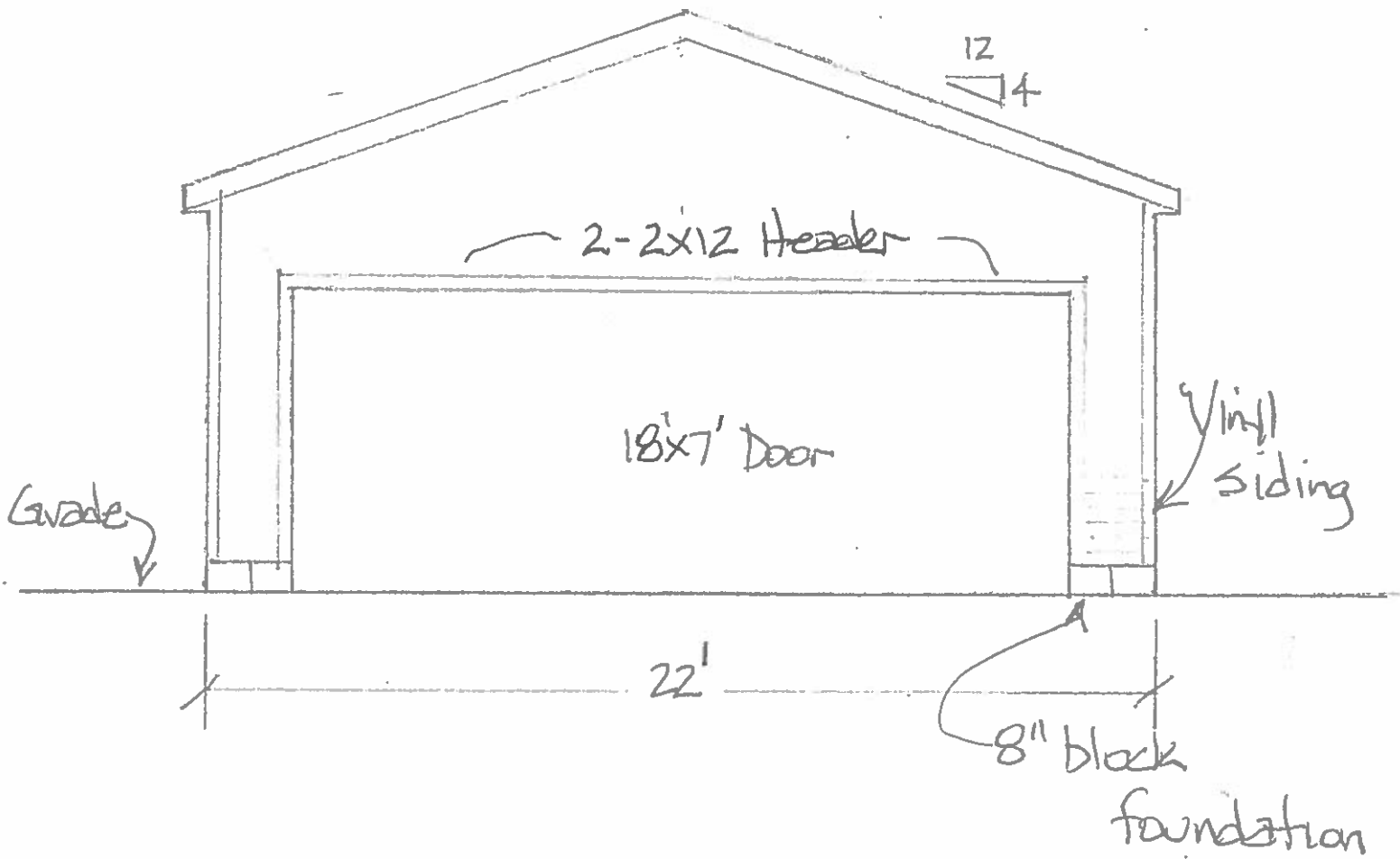
7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

Yes. Request for variance is for a minimal increase in cover lot by a small percentage. The proposed addition would enhance property value and is similar to the neighborhood architecture. Similar structures have been approved for other residential lots in this neighborhood.

PRIESTAS BROTHERS BUILDERS

* Bonita Fung

212 S. Remington Rd,



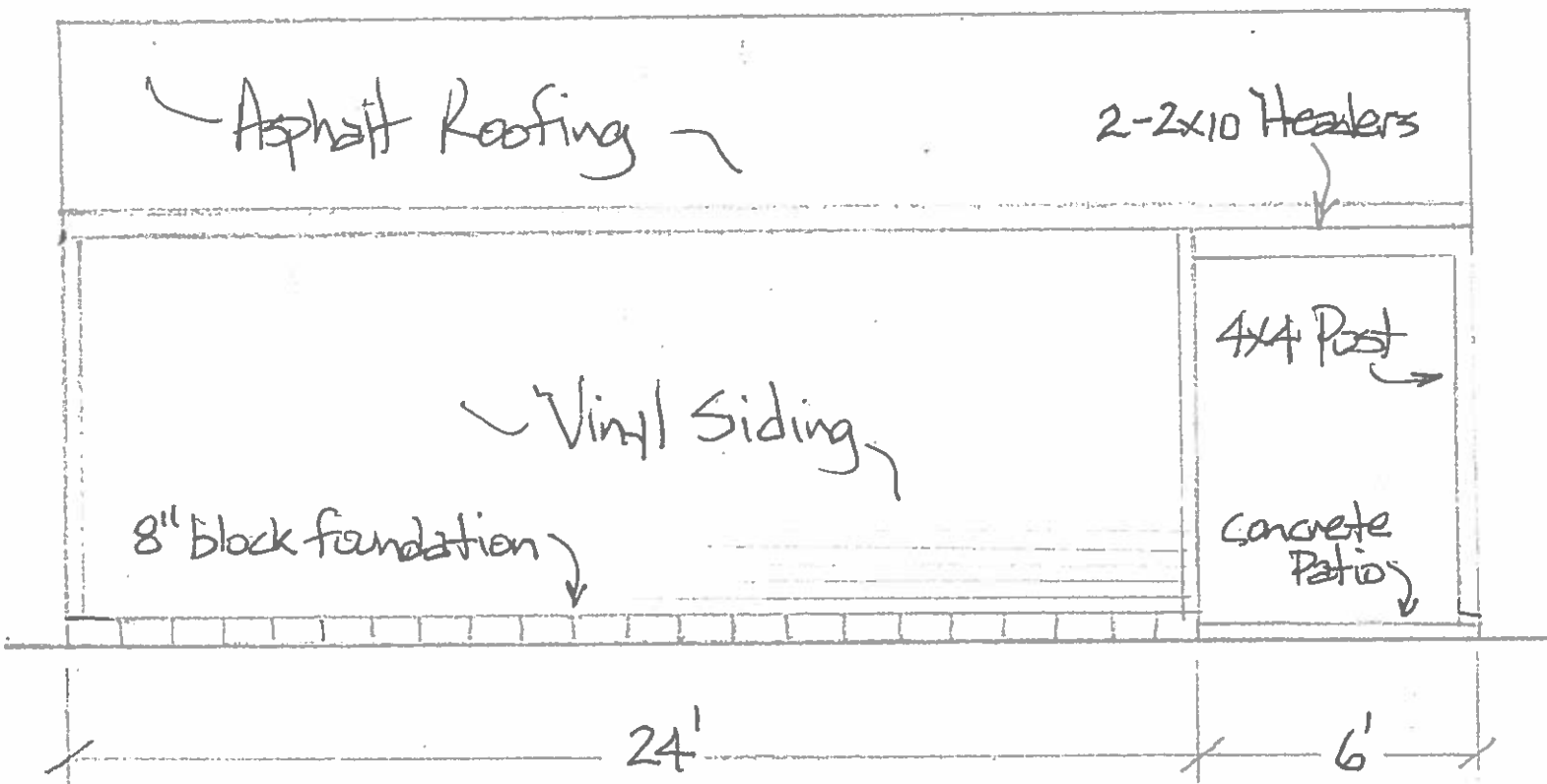
Front Elevation

Scale $\frac{1}{4}'' = 12''$

PRIESTAS BROTHERS BUILDERS

* Bonita Fung

212 S. Remington Rd.



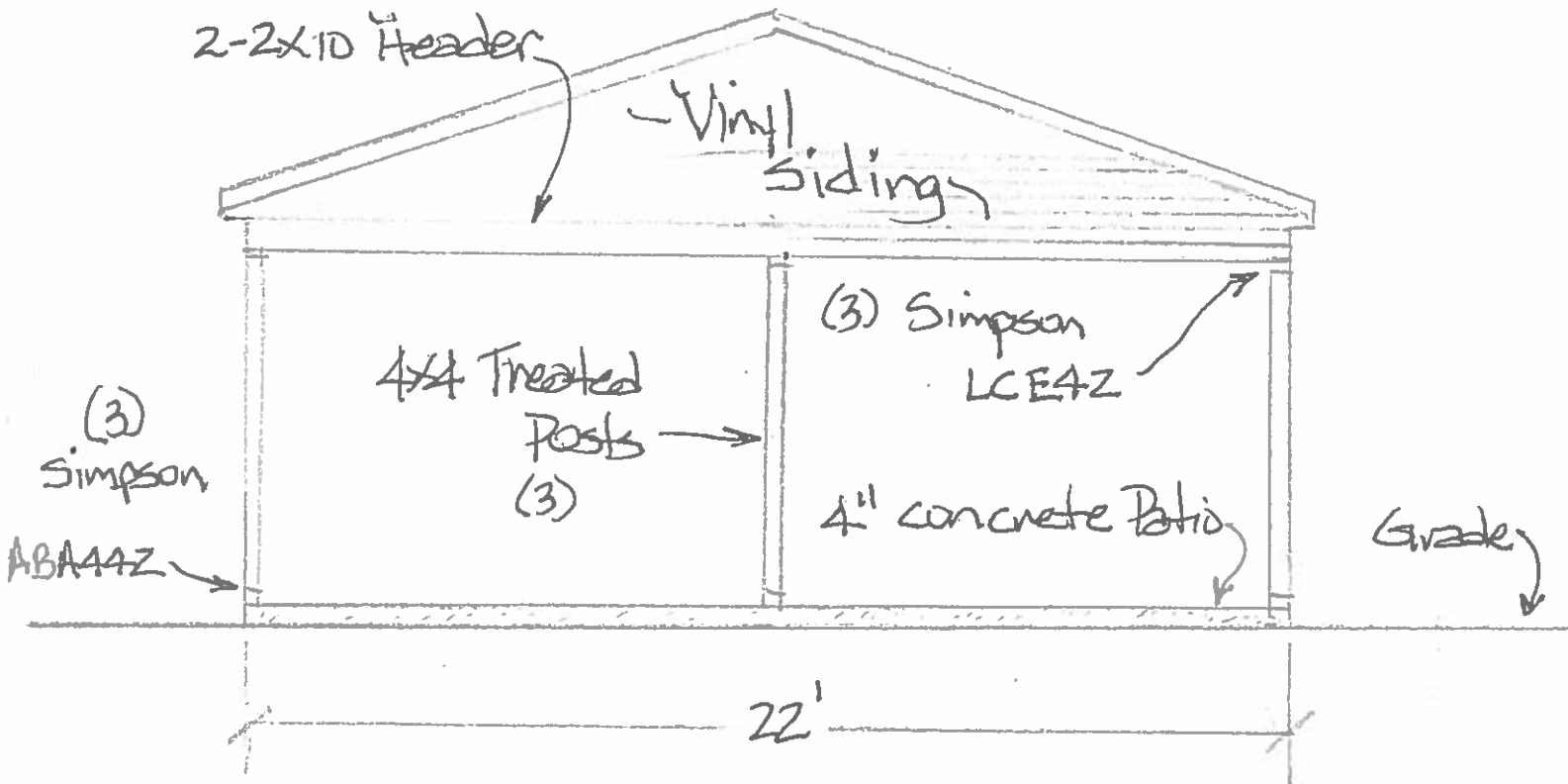
Side Elevation

Scale $\frac{1}{4}" = 12"$

PRIESTAS BROTHERS BUILDERS

* Bonita Fung

212 S. Remington Rd.



Rear Elevation

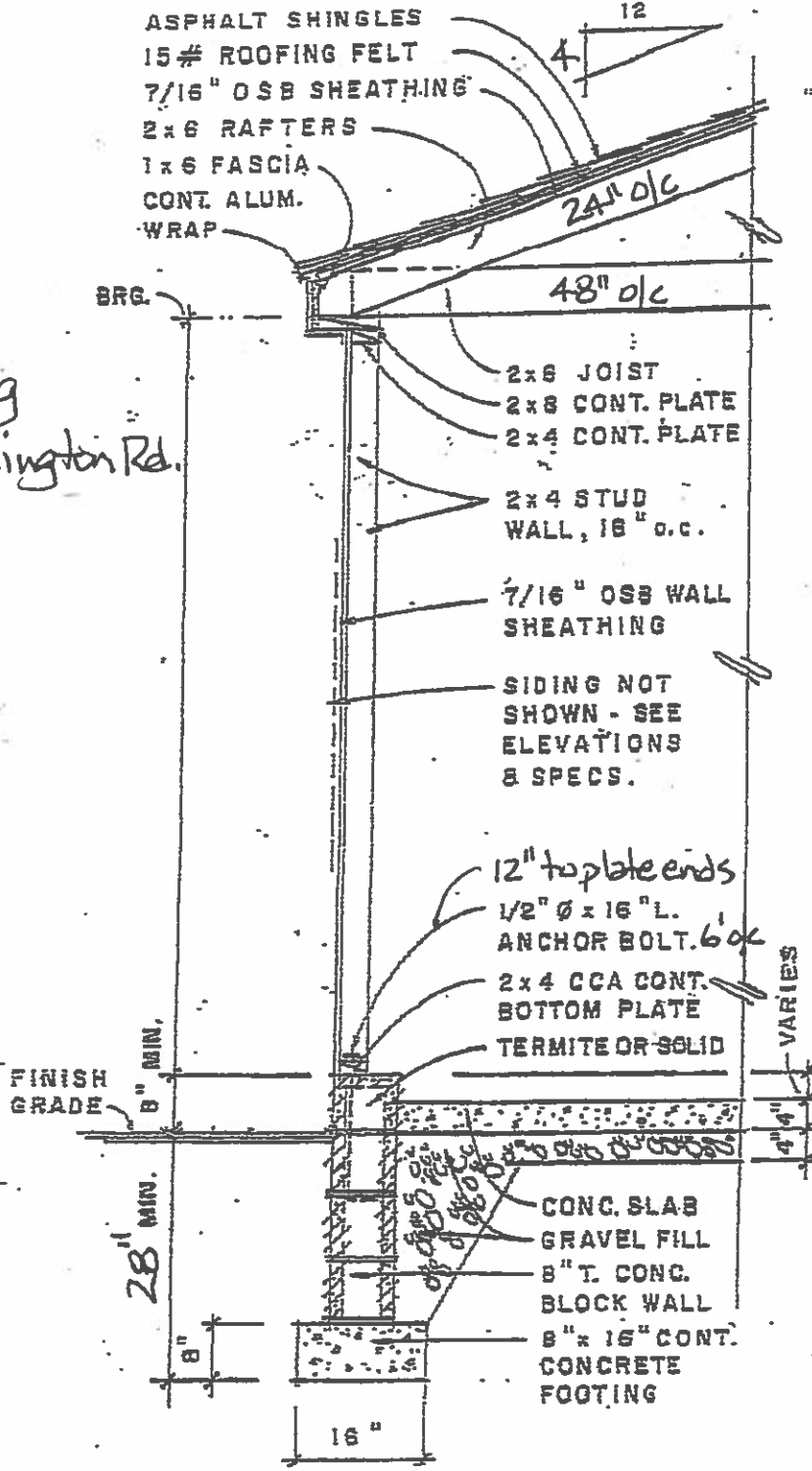


Scale 1/4" = 12"

PRIESTAS BROTHERS BUILDERS

- Residential
- Small Commercial
- Room Additions
- Driveways
- Trenching
- Grading

*Bonita Fung
212 S. Remington Rd.



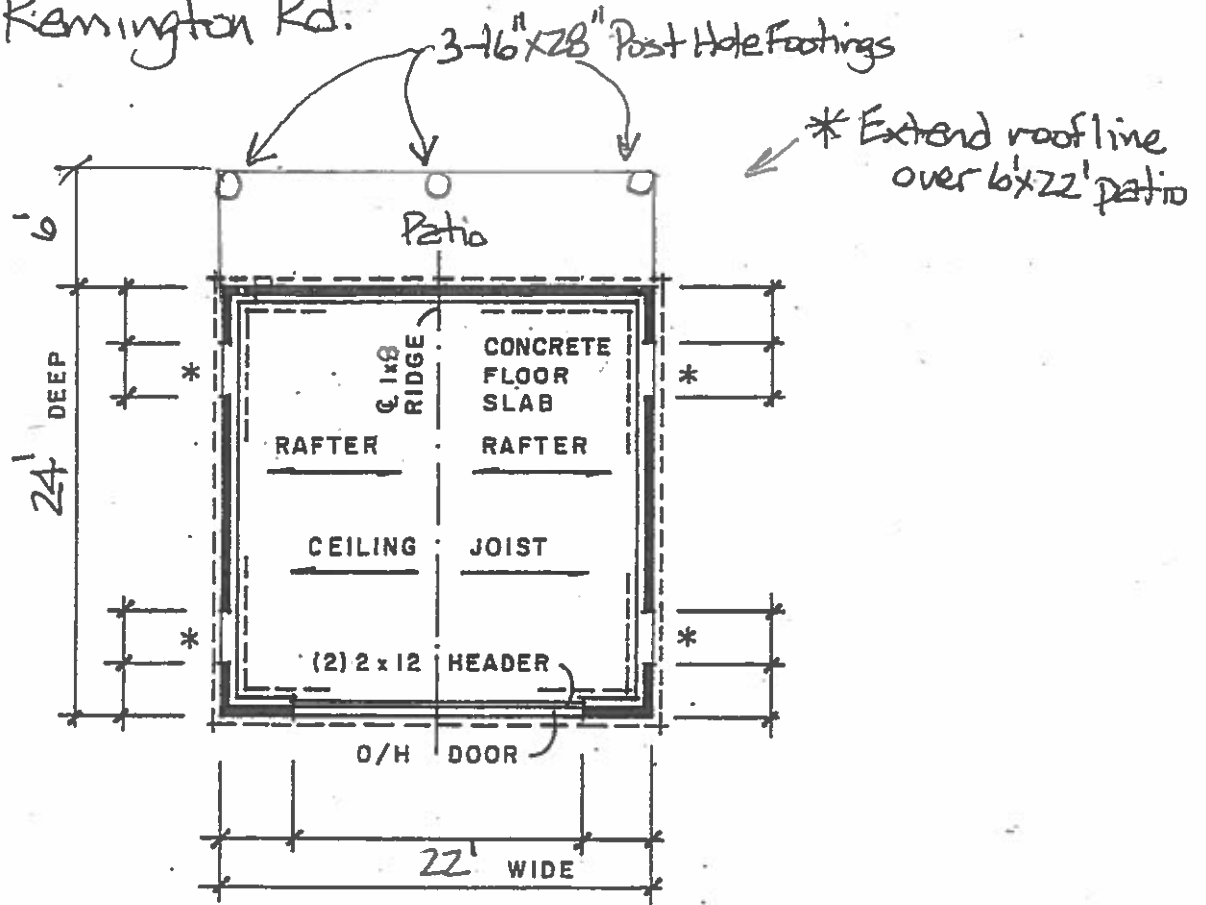
WALL SECTION

PRIESTAS BROTHERS BUILDERS

- Residential
- Small Commercial
- Room Additions
- Garages
- Driveways
- Trenching
- Grading

* Bonita Fung

212 S. Remington Rd.



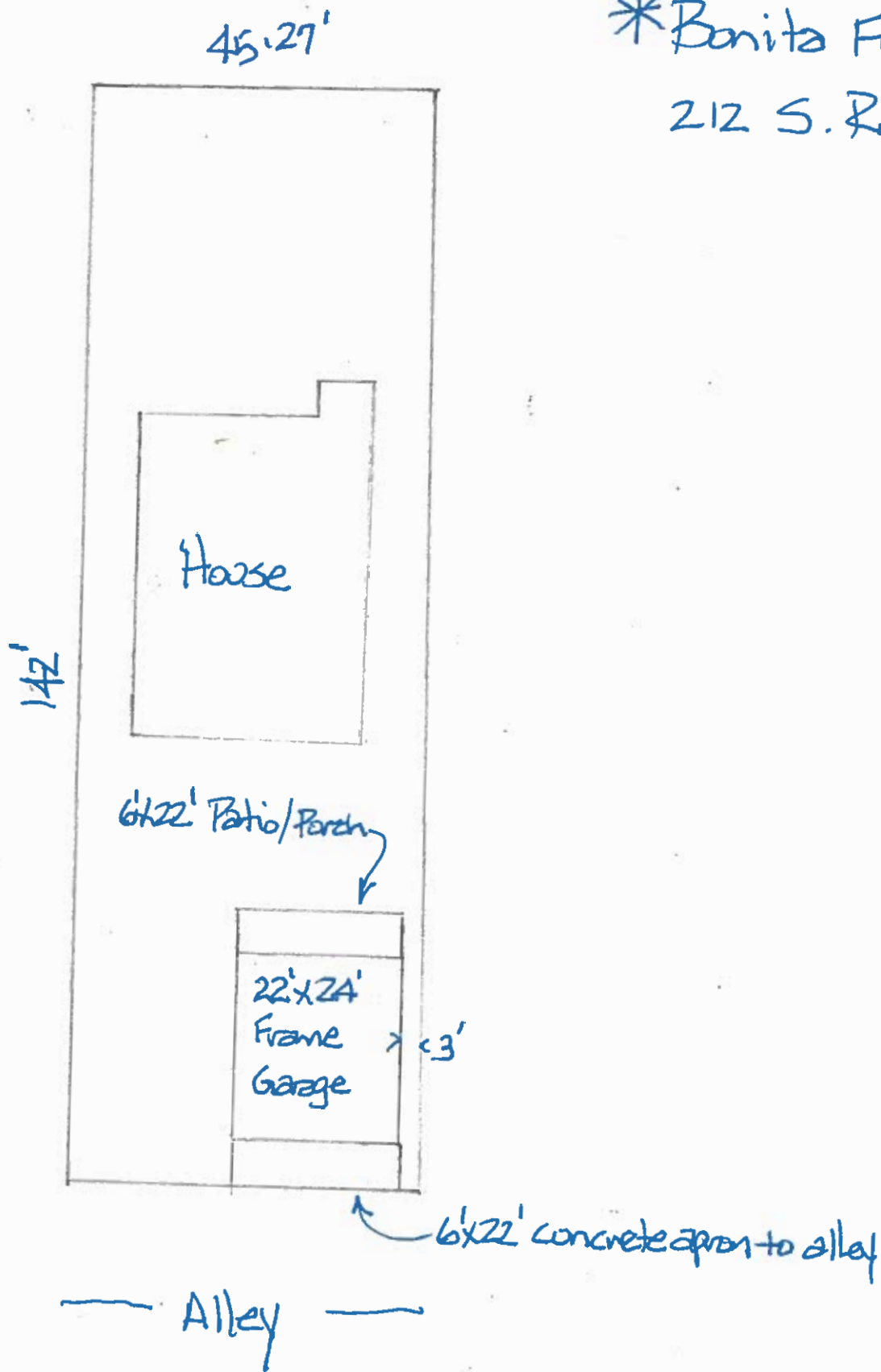
* WINDOW OR SERVICE DOOR OPENING. INDICATE SIZE & LOCATION OF DOOR(S) OR WINDOW(S) TO BE INSTALLED.

GARAGE FLOOR PLAN ▲

NOT TO SCALE

PRIESTAS BROTHERS BUILDERS

*Bonita Fung
212 S. Remington Rd.



Scale = 1" = 20'



020 002629 02/19/2017



PUBLIC NOTICE
CITY OF BEXLEY
BOARD OF ZONING AND PLANNING
TREE & PUBLIC GARDEN COMMISSION

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Monday, July 25th, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements of the Bexley Zoning Code.

The Tree & Public Garden Commission will hold a Public meeting on the following case on **Wednesday, August 21, 2019 at 4:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, at which the applicant will request landscape review.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: BZAP-19-10
Applicant: Brent Foley – Triad Architects
Owner: St. Charles Preparatory School
Location: 2010 E. Broad Street

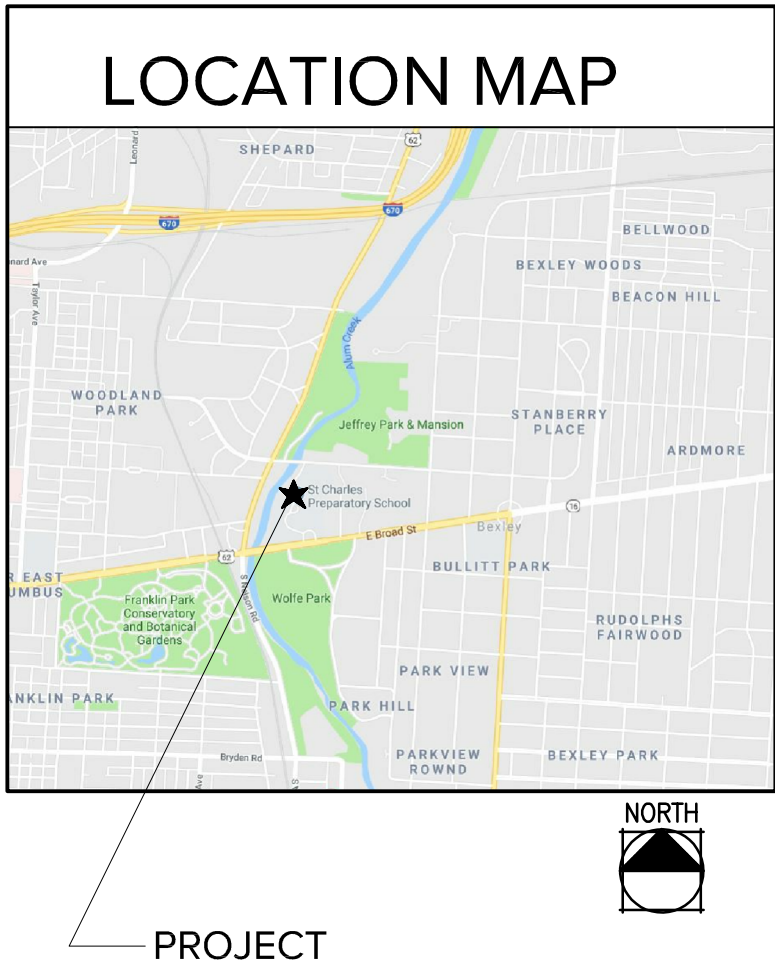
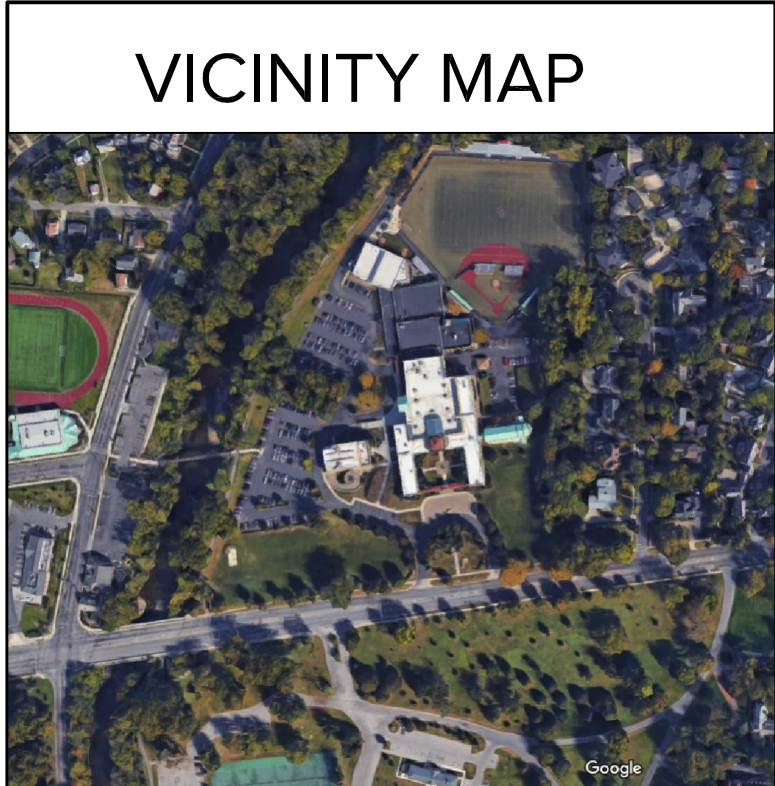
BZAP Request: The applicant is seeking review and approval of a parking lot expansion and landscaping, on the east side of the St Charles Preparatory School, in accordance with Bexley Code Section 1254.07 (OS) Open Space Zoning District.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 07-16-2019

ST. CHARLES PREPARATORY SCHOOL PARKING LOT EXPANSION

2010 EAST BROAD STREET
BEXLEY, OHIO 43209



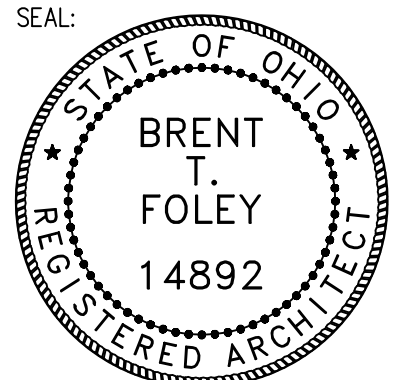
ARCHITECT:
TRIAD ARCHITECTS
463 N HIGH STREET, SUITE 2B
COLUMBUS, OHIO 43215
PHONE (614) 942-1050

COMMISSION NO. 1902b
DATE: JULY 11, 2019 ZONING SUBMISSION

St. Charles Preparatory School
Parking Lot Expansion
2010 E BROAD ST
BEXLEY, OHIO 43209

COMMISSION NUMBER: 1902b
463 N HIGH ST, SUITE 2B
Columbus, Ohio 43215
Phone: (614) 942-1050
main@triadarchitects.com

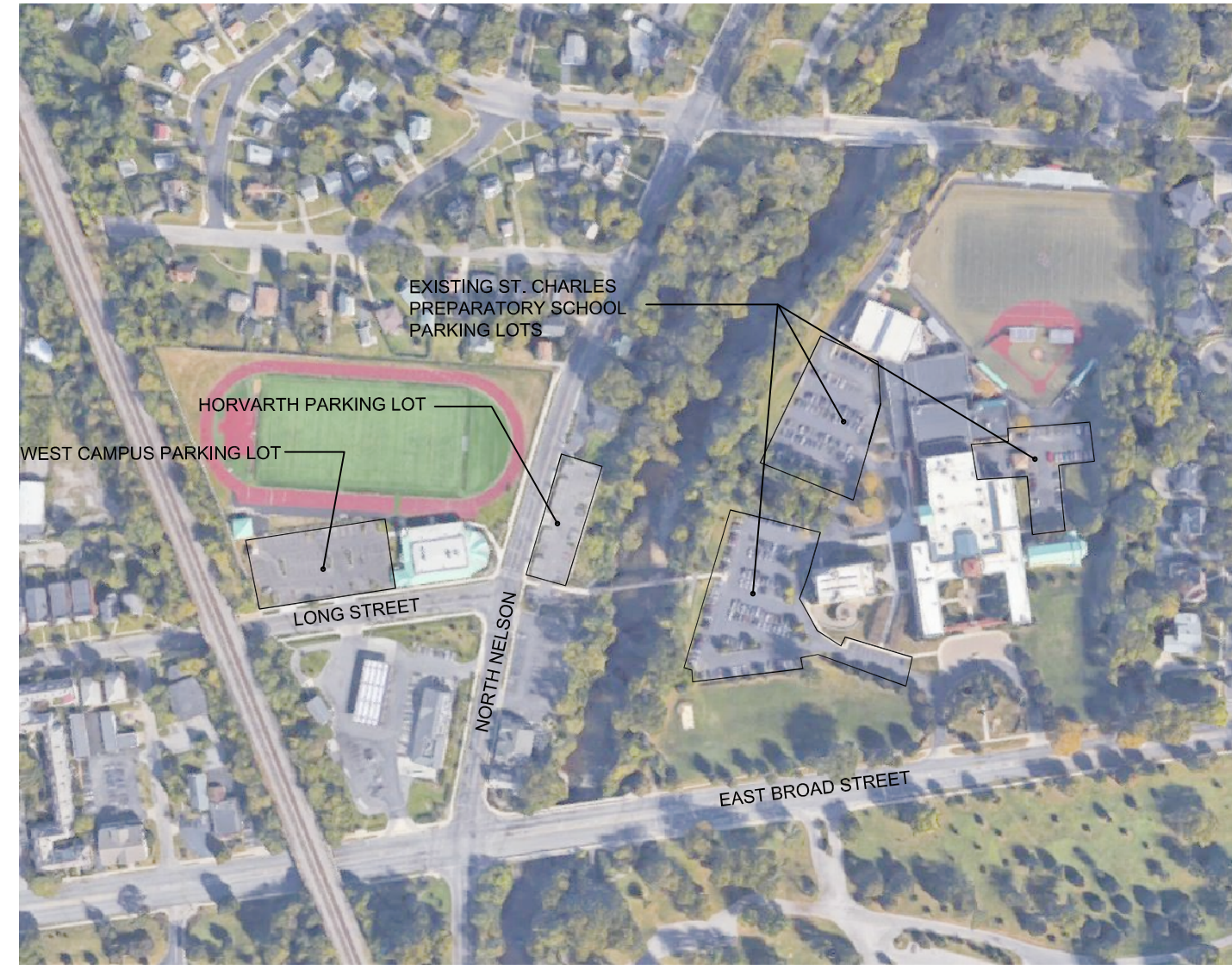
DATE:
ZONING SUBMISSION: 07-11-19



COVER SHEET

DRAWN BY: TS
CHECKED BY: BF

A0.1

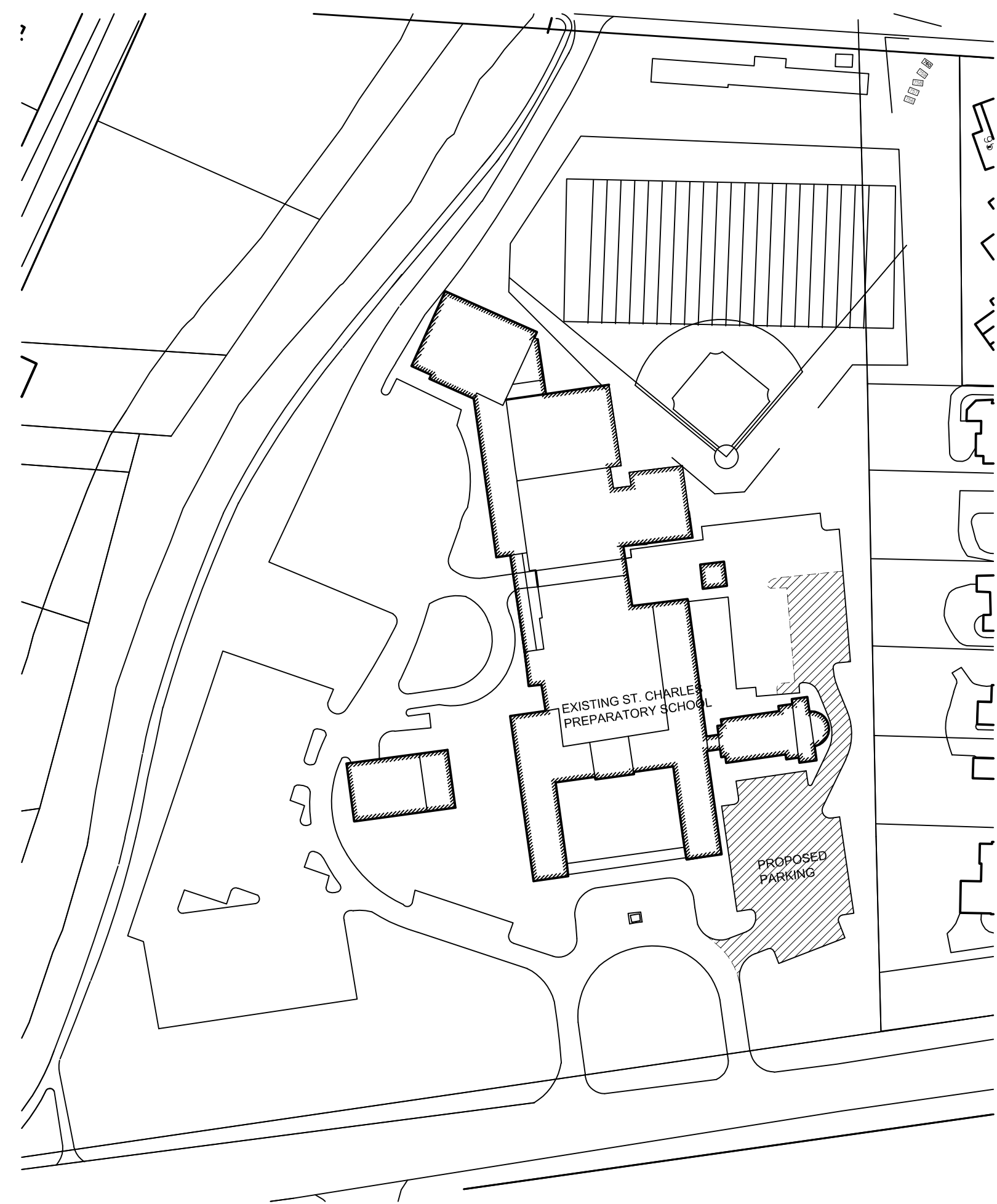


EXISTING PARKING LOT KEY PLAN (D)

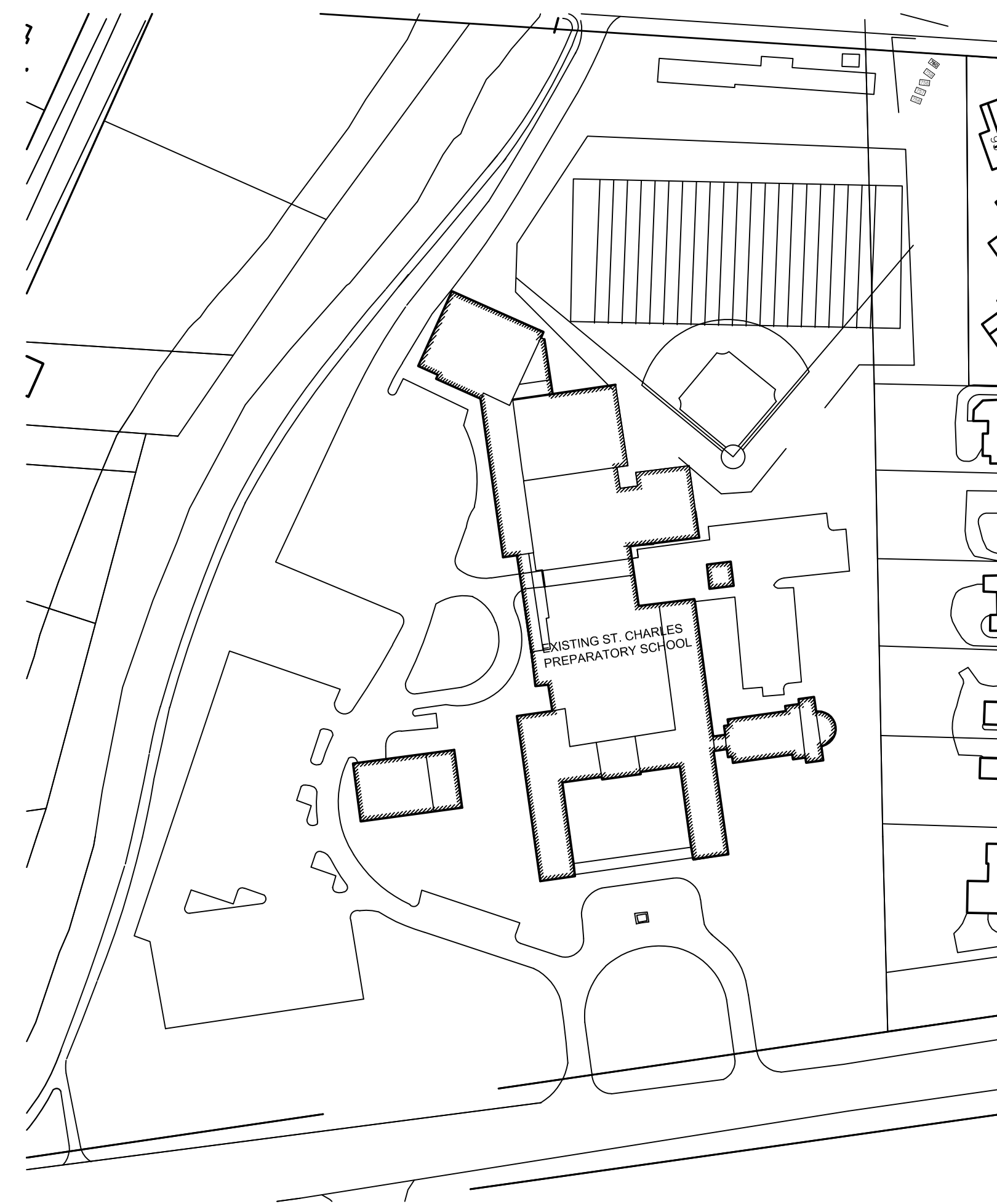
GENERAL ZONING INFORMATION	
ADDRESS	2010 EAST BROAD BEXLEY, OHIO 43209
PARCEL NUMBER	020-000075
ZONING CLASSIFICATION	OPEN SPACE (OS)

PARKING CALCULATIONS			
USE	SQUARE FOOTAGE	OCCUPANTS	REQUIRED PARKING
EXISTING ST. CHARLES PREPARATORY SCHOOL	+/-163,500	X	408.75 (1: 400SF)
EXISTING PRACTICE FACILITY	+/-14,500	X	36.25 (1: 400SF)
EXISTING COMMONS	X	1200	240 (1:5 SEATS)
TOTAL PARKING REQUIREMENT			685
EXISTING ST. CHARLES PREPARATORY SCHOOL			272
WEST CAMPUS PARKING LOT (PRACTICE FACILITY PARKING)			66
HORVARTH PARKING LOT			44
TOTAL EXISTING PARKING			382
PROPOSED PARKING			71
NEW TOTAL PARKING PROVIDED			453

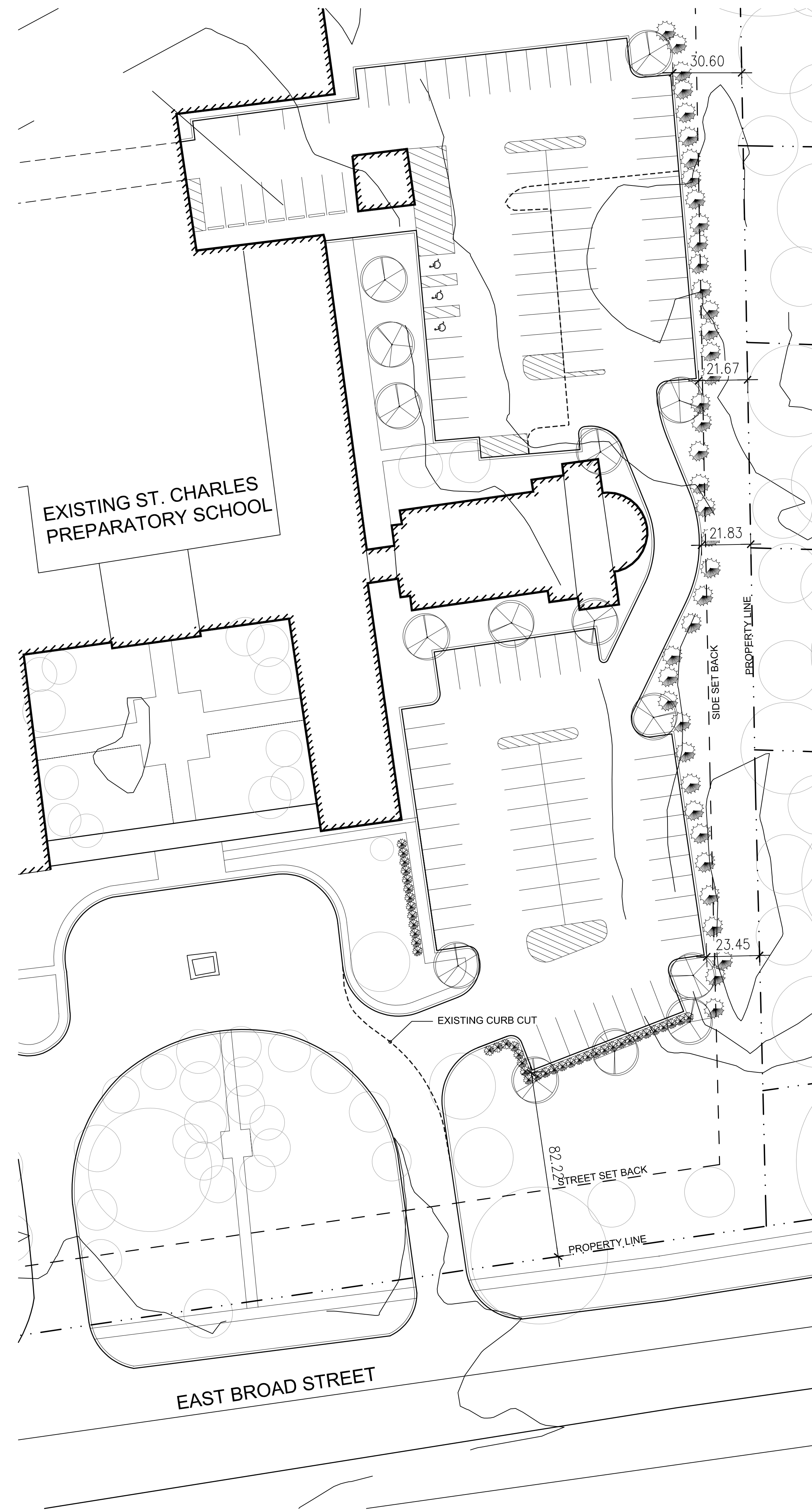
HANDICAP PARKING CALCULATIONS	
TOTAL PARKING SPACES PROVIDED	3
51-75	
PER TABLE 1106.1 IN THE 2017 OBC	



PROPOSED SITE PLAN (C)



EXISTING CONDITONS (B)



SITE PLAN (A)
1" = 30'-0"

LANDSCAPE SYMBOL LEGEND	
	EXISTING TREE
	SPECIES: LINDEN CALIPERS: 2 1/2"
	EVERGREEN
	HEDGE SPECIES: TAXUS MEDIA DENSIFORMIS - DENSE YEW

**St. Charles Preparatory School
Parking Lot Expansion**
2010 E BROAD ST
BEXLEY, OHIO 43209

COMMISSION NUMBER: 1902b
 463 N HIGH ST, SUITE 2B
Columbus, Ohio 43215
Phone: (614) 942-1050
main@triadarchitects.com

DATE:
ZONING SUBMISSION: 07-11-19
SEAL:

SITE PLAN
DRAWN BY: TS
CHECKED BY: BF
AS1.1



04/24/2008

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Select Date



